



# HOLLADAY CITY COUNCIL SUMMARY REPORT

**MEETING DATE:** 1/21/16

**SUBJECT:** Rezone – Salt Lake City Chinese Christian Church (SLCCCC)

**SUBMITTED BY:** Paul Allred

## **SUMMARY:**

The Salt Lake City Chinese Christian Church, SLCCCC, received a unanimous positive recommendation from the Planning Commission on October 6<sup>th</sup> to rezone approximately .80 acres of land they own at approximately 1898 E. 3900 South (*see attached minutes*). There was limited public comment on the matter at the public hearing that evening. The purpose of the rezone is to consolidate all the land the SLCCCC owns at this location and to allow contemplation of eventual site revisions (*see applicant letter*). The area proposed for rezone is composed of three ostensibly “single family homes” that abut the main church facility, parking area and outbuilding. However, the “single family homes” are not being used for dwellings but rather for church purposes and uses at this time

When the City Council recently rezoned many parcels throughout the community to the “Public” or “P” zone, staff was not aware that these three other parcels should have been included in the larger “P” zone effort as they were owned by the SLCCCC and therefore part of the “quasi-public” land use as noted on the *attached General Plan Map Exhibit*.

## **RECOMMENDATION:**

The Planning Commission has recommended approval of the rezone.

**CONTACT PERSON:** Paul Allred

## **EXHIBITS;**

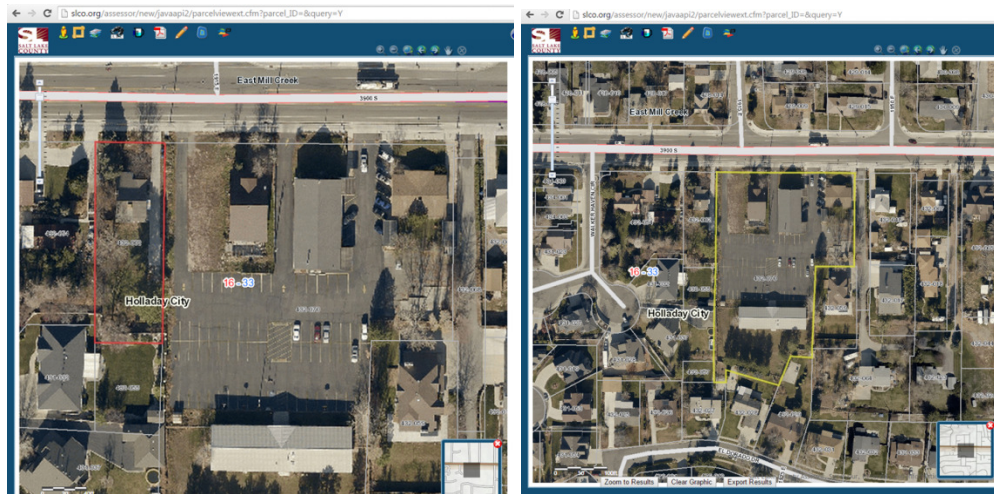
- Map Exhibit and letter from applicant
- Minutes from Planning Commission
- Planning Commission Staff report
- General Plan exhibit

MAP EXHIBIT AND LETTER FROM APPLICANT

October 1, 2015  
Paul Allred  
Community Development Director  
City of Holladay

Dear Mr. Allred:

Salt Lake City Chinese Christian Church, Church, is requesting to rezone the property on 1898 East 3900 South from R-1-10 to P zone. The main objective of rezoning at this time is to combine all the Church properties into the P zone. See picture below for subject properties.



Currently, all Church properties are NOT being used for residential use. We are using them as classrooms and fellowship/meeting halls and will continue use these properties as now until the next phase of the Church Building Project.

As the Church continues to grow, we intend to increase the building capacity and functionality to accommodate the current and future needs. The following is the Church Building timeframe for reconfiguration of the site and buildings.

- Concept Phase - Rezone and combine properties into P zone – 2015
- Design Phase – Design and obtain approval from City – 2016
- Building Phase I – Keep the existing Sanctuary, demolish two houses west of current Sanctuary, build a Multi-purpose Activity Center – 2017
- Building Phase II – Rebuild Education Building, parking lot and landscaping – 2017-2018

Thank you for your assistance. If you have any questions, feel free to contact me so that I can support more information before the council meeting next Tuesday.

Vincent Liu  
SLCCCC Building Committee

## MINUTES FROM 10/6/15 PLANNING COMMISSION MEETING

### 1. Public Hearing – Rezone – Approximately .80-Acres from R-1-10 to P (Public) Zone – Salt Lake Chinese Christian Church – 1898 East 3900 South – Lillian Yau and Andy Hong.

Mr. Allred commented that there is ample justification to include the property in the P Zone.

(19:51:38) Vincent Liu was present representing the Salt Lake Chinese Christian Church. He explained that their intent is to rebuild the home and combine it into one property. Ultimately they want to tear down the three houses and rebuild a multi-purpose building on the property.

Chair Snow opened the public hearing.

(19:53:10) Joann Nielson gave her address as 3858 South 1860 East and asked about the possibility of selling the homes as residences. She personally did not want the additional parking associated with using the facility as a parking lot. She understood that the church has functions that go on 24-hours per day and expressed her concern with the proposal.

Gavin Hicken gave his address as 3945 Walker Haven Circle and stated that his backyard borders the facility. For the most part, the church had been a good neighbor but the lack of maintenance was of concern. Sometimes the grass grows very tall, sprinklers are left on for weeks at a time, and there is an insecure border around the back. Mr. Hicken asked about the long-term plan for the property once the homes are razed.

There were no further public comments. The public hearing was closed.

(19:55:25) Mr. Liu stated that the long-range plan includes tearing down the building in the back where there will be a future parking lot. The entire property will be fenced and a new building constructed. They intent was to combine the properties into one this year and begin the design phase and fundraising next year. In 2017, they hope to begin work on the Phase 1 building and in 2018 complete the remainder of the project. Mr. Liu stated that parking issues should only arise during special events, which take place primarily on weekends.

Commissioner Snow was of the understanding that the houses and the main sanctuary parcel were all owned by the church were zoned R-1-10 at the time the City was looking at to rezone all such properties to P Zone. Mr. Allred reported that for many years most churches and schools were zoned R-1. The concept arose of developing a P Zone, which recognizes institutional uses. Rezoning issues were discussed. Mr. Allred stated that the City does not typically rezone property without a petition from the property owner. He stated that the property owner has specifically asked that the residential parcels be included with the church property. In response to a question raised, Mr. Allred stated that commercial uses are not allowed in the P Zone other than a utility station. They primarily consist of churches, schools, and parks.

Commissioner Jensen liked the idea of consolidating the parcels into a zone that makes sense for the use. A recommendation tonight will be made and another public hearing will be held before the City Council who can change the zone.

(20:04:46) *Commissioner Jensen moved to recommend approval of the petition to the City Council to rezone three lots located at 1910 East 3900 South comprising approximately .8 acres from R-1-10 to “P” and tie them to the existing P Zone subject to the following:*

*Findings:*

- 1. The applicants have expressed a desire to have all of their properties condensed into one parcel with the same zoning.*
- 2. The applicants are agreeable to all of their property being zoned “P” at this time.*
- 3. The recent mass “P” rezoning of this kind of property in other areas of Holladay probably should have included the other SLCC parcels and buildings, which can be remedied at this time.*
- 4. The change in zoning should not negatively impact surrounding property or change the use, capacity or nature of the property.*
- 5. The change in zoning only allows the SLCCC to consider options as they contemplate the future operation and uses on the site.*
- 6. The change in zoning does not exempt the SLCCC from other requirements of the City’s land use codes such as uses allowed within the zone, conditional use, site plan approval, permits, etc.*
- 7. The rezone is in harmony with the City’s General Plan for this area which is Quasi-Public at this location. (See General Plan Map).*

*Commissioner Bowthorpe seconded the motion. Vote on motion: Chris Jensen-Aye, Jim Carter-Aye, Spence Bowthorpe-Aye, Chair Matt Snow-Aye. The motion passed unanimously.*

# PLANNING COMMISSION STAFF REPORT 10/6/16



## CITY OF HOLLADAY Planning Commission

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**Staff Report**  
**October 6, 2015**  
**Item #3**

*Project Name:* **Salt Lake Chinese Christian Church**

*Application Type:* **Rezone**

*Nature of Discussion:* **Public hearing, discussion and possible action**

*Planner:* **Paul Allred**

*Applicant:* **Lillian Yau and Andy Hong**

*Public Notice:* **Sent as required by law 9/25/15**

### **BACKGROUND SUMMARY**

The PC may recall that not long ago, the City rezoned dozens of properties in Holladay into the Public or "P" zone, including portions of the Salt Lake Chinese Christian Church (SLCCC). However, the SLCCC owns several properties at this location and not all of them are zoned "P". **(See attached zoning detail)** However, SLCCC has indicated **(see email and letter from Vincent Liu)** a desire to have all the buildings and lots put into one parcel on 3900 South at this time. The stated purpose of the rezone is outlined in the letter is to eventually reconfigure the site and buildings although no construction is proposed immediately.

### **ANALYSIS**

Staff understanding initially was that the intent was to only rezone the small home to the west into the "P" zone instead of the whole site. For that reason the hearing notice only indicated small area. However, because Mr. Liu's letter clarifies that all SLCCC properties are desired to be in the zone, Staff, are of the opinion that it would be advisable that all the property owned by the SLCCC should be included in the rezone to "P" because they eventually want all property they own to be in one parcel and have a stated reason for the rezone based on their letter.

There are three residential looking buildings, **(See aerial map)** the church, and an outbuilding that comprise the campus of the SLCCC. These residential buildings are being used for classrooms and other uses, not for dwellings. It makes sense to rezone them now because they are already part of the SLCCC property and because of the overall long range plan to have the properties joined together in the future. It is also advisable given that the by rezoning them the proper use of the "dwellings" will be recognized and no nonconformance with the zoning will occur.

### **RECOMMENDATION**

Staff recommends that public comment be solicited and evaluated as it pertains to this petition, and, that the Commission should positively consider the merits of a larger rezone recommendation of approximately .80 acres from R-1-10 to "Public" or "P" zone instead of just the .27 for the home to the west as initially noticed to the neighborhood.

Findings to support a recommendation to approve this petition and thereby incorporate all the acreage and property owned by the SLCCC into the "P" zone -- and expand the amount of "P" zoning at this location by approximately .80 acres by City Council are:

1. Applicants have indicated a desire to have all their properties condensed into one parcel with the same zoning.
2. None of the property owned by the SLCCC is being used for residential purposes and therefore should not be zoned for uses that no longer exist at this location.
3. The recent mass “P” rezoning of this kind of property in other areas of Holladay probably should have included the other SLCCC parcels and buildings, which can be remedied at this time.
4. The change in zoning should, if approved at this time, should not negatively impact surrounding property or change the use, capacity or nature of the property.
5. The change in zoning only allows the SLCCC to consider options as they contemplate the future operation and uses on the site as they outline in their letter.
6. The change in zoning does not exempt the SLCCC from other requirements of the city’s land use codes such as uses allowed within the zone, conditional use, site plan approval, permits, etc.
7. The zoning is necessary and desirable given the reconfiguration plan for SLCCC as stated in the letter.
8. The rezone is in harmony with the City’s General Plan for this area which is “Quasi-Public at this location. **(See General Plan map)**

**CONTACT PERSONS:** Lillian Yau, Andy Hong, applicants; Paul Allred, City of Holladay.

